



2171 University Avenue West, Suite 300 | St. Paul, MN 55114

**FOR IMMEDIATE RELEASE: 3/23/23**

Media Contact: Joel Hanson - Communications & Advocacy Manager

*Northcountry Cooperative Foundation*

[joel@northcountryfoundation.org](mailto:joel@northcountryfoundation.org); (612) 254-2847

**El Nuevo Amanecer: residents purchase Gaylord's only manufactured (mobile) home park**  
*Non-profit Northcountry Cooperative Foundation and Minnesota Housing Finance Agency partnered  
with homeowners*

**Gaylord, MN** - Last week, the homeowners of Gaylord Mobile Home Park purchased their 31-site manufactured ("mobile") home community to become Minnesota's eleventh resident-owned manufactured-home cooperative community. The sale of the park to the homeowners defies a national trend of out-of-state buyers purchasing manufactured home communities. In 2021, 77% of all manufactured home communities sold in Minnesota were purchased by out-of-state investors.

**"Cooperative resident ownership ensures long-term, stable, and affordable homeownership,"** said Victoria Clark-West, Executive Director of Northcountry Cooperative Foundation (NCF), who aided the manufactured homeowners in purchasing the park in Gaylord. **"Every resident of the community owns their manufactured home, however the land beneath their home was leased. This created an unstable environment for the homeowners, constantly in fear their housing could be jeopardized through an unwelcome sale of the park. By purchasing the community directly, homeowners now not only know their home will continue to be housing for years to come, but also that they will have an impact on how their community is managed."**

The homeowners in Gaylord, almost entirely Spanish-speaking, created a resident-owned cooperative to manage the park. Run by a board of directors made up solely of residents of the community, the El Nuevo Amanecer (The New Dawn) Cooperative will function similarly to a traditional Home Owners Association (HOA). The cooperative members will be able to vote for board members and the cooperative will make decisions regarding the long-term management of the park, such as homeowner dues, infrastructure projects, and other property management decisions.

The park purchase was a collaboration between NCF, a Minnesota-based non-profit who aids manufactured homeowners in purchasing their communities and becoming cooperatives, and the Minnesota Housing Finance Agency (MHFA). Through a grant issued by MHFA via the [Manufactured Home Community Redevelopment](#) program, the residents were able to purchase their community out of bankruptcy. While resolving an unstable housing situation, the conversion to cooperative resident ownership ensures the preservation of workforce housing in Gaylord. All households in El Nuevo Amanecer work at the local agricultural processing facility.

###